

## The City of

201 West Grav A • P.O. Box 370 Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-307-7112

CASE NUMBER: PD21-04

APPLICANT:

Jonathan Hunnell

DATE:

February 4, 2021

LOCATION:

309 S. Peters

WARD:

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a Rezoning and NORMAN 2025 Plan Amendment

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a neighborhood cafe. This property is currently zoned R-3, Multi-Family Dwelling District. Rezoning to C-3, Intensive Commercial District, is requested. A NORMAN 2025 Land Use Plan amendment is requested from Office Designation to Commercial Designation.

Please join us for a Pre-Development discussion of this proposal on Thursday, February 25, 2021 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. This meeting will be held via ZOOM video conference due to COVID-19. Although Conference Room D will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at Current.Planning@NormanOK.gov prior to noon on February 25th and we will send you the link to access the meeting.

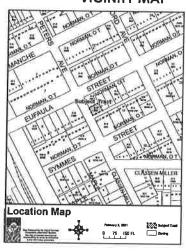
This applicant has filed a concurrent application for Planning Commission consideration of this project at their March 11, 2021 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Jonathan Hunnell, (503) 887-2459 during business hours. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP



## Pre-Development Informational Meeting

Case No. PD 2/-04

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER	ADDRESS		
Jonathan Hunnell	Hunnell 405 Kensington Rd Norman, OK 73072		
	Norman, OK 73072		
EMAIL ADDRESS	NAME AND PHONE NUMBER OF CONTAC		
jon@sconedcity.com	Jonathan Hunnell; 503-887-2459		
	BEST TIME TO CALL: M-F Business	Hours	
✓ Concurrent Planning Commission review requested and app	lication submitted with this application.		
A proposal for development on a parcel of land, generally lo	ocated at 309 S Peters		
22 proposal for development on a parter of faile, generally it	,cateu		
and containing approximately 0.1	cres, will be brought forward to the Planni	og Commission and City	
Council for consideration within the next six months.	icies, will be brought forward to the Flamin	ig Commission and City	
The Dunneged Use(s) in this development will include (also			
The Proposed Use(s) in this development will include (pleaeach use):	ise describe specific land uses and approxim	nate number of acres in	
The Applicant seeks a rezoning to C-3 in order to con	evert the existing house into a neighbor	hood cafe. The	
property is located within walking distance from t	the residential homes to the south, t	he courthouse, and	
Main Street. The cafe will retain the existing spirit and			
to serve as an appropriate buffer between the comme	erical uses to the north and residential	uses to the south.	
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This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning	
	Deed or Legal Description	Commission Review	
		Requested:	
[] Land Use	Radius Map		
Transportation	Certified Ownership List	Received on:	
Rezoning to C-3, Intensive Commercial District(s)	Written description of project	2-1-2021	
Special Use for	☐ Preliminary Development Map	at 1:00 a.m. (0.m)	
Preliminary Plat(Plat Name)	Greenbelt Enhancement Statement	C	
Norman Rural Certificate of Survey (COS)	Filing fee of \$125.00	by ml	
Commercial Communication Tower	Current Zoning: R-3		
	Current Plan Designation: Office		

February 1, 2021

City of Norman Planning Department 201 West Gray Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

I'm the Applicant in the attached Pre-Development, 2025 Amendment, and Rezoning applications. I'm seeking to rezone the property located at 309 S Peters to C-3 in order to repurpose the existing home on the property into a neighborhood café. This location is within walking distance from Main Street, the Cleveland County Courthouse, and the residential homes to the south of the property. My use of the property would serve as an appropriate buffer between the commercial uses to the north and the residential uses to the south as I will retain the spirit and character of the existing residential structure.

I respectfully request that you set a Pre-Development neighborhood meeting for this application. Please let me know if you have any question. Thank you for your consideration.

Sincerely,

JONATHAN HUNNELL

